



GRASSROOTS
REALTY GROUP

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301, 508 Cedar Crescent SW
Calgary, Alberta

MLS # A2308115



\$279,900

Division:	Spruce Cliff		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	1967 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Top-floor opportunity with serious upside and one of those views you don't come across often. Unobstructed city views set the tone the moment you walk in. This unit is all about location, light, and long-term potential. A rare 3-bedroom layout in this building, offering 1.5 bathrooms and a functional footprint. Inside, it's a bit rough around the edges and ready for someone with a vision. Perfect setup for a renovation, flip, or buyer looking to build equity through improvements over time. The layout is solid, the bones are there, and the upside is real! A classic brick fireplace anchors the living area, and the balcony extends your living space where you can take in those open city views. Views, size, and potential all in one!